

North Smithfield Zoning Board of Review

January 20, 2009, 7:00 pm

Primrose Fire Station

1470 Providence Pike, North Smithfield

The Chair called the meeting to order at 7:15 pm.

1. Roll Call

Present: Bill Jühr, Vincent Marcantonio, Stephen Kearns, Steven Scarpelli, Guy Denizard, Mario DiNunzio. Also present were Building Official Bob Benoit, Assistant Solicitor William Savastano, and stenographer Shelly Deming from Allied Court Reporters.

2. Disclosure of no compensation or pension credits received by the board members.

3. Approval of Minutes—December 16, 2008 (accepting stenographer's transcript from Allied Court Reporters as minutes of the meeting)

Mr. Jühr made a motion to approve the minutes of December 16, 2008. Mr. Denizard seconded the motion, with all in favor.

Mr. Jühr made a motion to switch items 4 & 5 on the agenda. Mr.

Scarpelli seconded the motion, with all in favor.

4. Continued application of Joe Jenks (owner Mary Zurowski), requesting to construct a building to be used as a religious institution, which requires a Special Use Permit, per section 5.4.4, subsection 5. Locus is 1054 Victory Highway, Plat 1, Lots 141 & 151.

The Chair stated that the Board had closed testimony at the last meeting, but would like to add to the record. He had requested documents from Commonwealth Engineering. The testimony in the application had referred to AASHTO regulations and the Board wanted to review that document. Mr. DiNunzio made a motion to add AASHTO—Geometric Design of Highway and Streets, Chapter 3 “Elements of Design” (pages 108-117) to the record. Mr. Scarpelli seconded the motion. Mr. Juhr explained that the document is a supplement to testimony given in prior meetings of the hearing. All members voted in favor of the motion. A copy of the document was submitted to the applicant’s attorney, Mr. Shekarchi and to abutter Bradford Sudol.

Mr. Savastano stated that he would like more time to review the case and for the Board to review the material from Commonwealth (above-mentioned document). Mr. Kearns made a motion to continue the hearing to January 27, 2009 at Kendall Dean School at 7:00 pm. Mr. Scarpelli seconded the motion, with all in favor. Mr. Shekarchi stated that he had nothing more to present, as he feels the applicant

has met its burden, but he asked if the Board wanted the applicant's engineer to attend the next meeting. The Chair stated that the engineer does not have to come, as the Board had closed the testimony and will just be reviewing the supplement.

5. Reorganization of the Board—Election of officers

Mr. Kearns made a motion nominating Mr. Marcantonio as Chair of the Zoning Board. Mr. Denizard seconded the motion. Mr. DiNunzio moved to close nominations. Mr. Kearns seconded the motion. Mr. Juhr closed the nominations, making Mr. Marcantonio chair.

Mr. Kearns made a motion nominating Mr. Scarpelli as Vice Chair of the Zoning Board. The Chair seconded the motion. Mr. DiNunzio moved to close nominations. Mr. Kearns seconded the motion. Mr. Juhr closed the nominations, making Mr. Scarpelli vice chair.

Mr. Kearns made a motion nominating Mr. Juhr as Secretary of the Zoning Board. The Chair seconded the motion. Roll call vote was as follows: AYE: Mr. Marcantonio, Mr. Denizard, Mr. Kearns, Mr. Scarpelli, Mr. Juhr.

Other Business:

The Board had a discussion on changing the meeting schedule for the year. Mr. DiNunzio made a motion to change the meeting

schedule so that the Zoning Board of Review will meet on the second and fourth Tuesday of each month. Mr. Kearns seconded the motion, with all members voting in favor.

The Board also discussed its practice of certifying expert witnesses. Mr. DiNunzio made a motion that witnesses will present their credentials to the Board, but the Board will not certify witnesses as experts as a matter of course. Mr. Kearns seconded the motion, with all in favor.

Mr. Kearns informed the Board that there will be a land use training workshop sponsored by Grow Smart RI in the northern part of the state later in the spring. He suggested that the Board members attend the meeting, using the money set aside in the budget for education.

Mr. Scarpelli made a motion to adjourn at 8:03 pm. Mr. DiNunzio seconded the motion, with all in favor.